

SEND TAX NOTICE TO:
Randy Marr and Valerie L. Marr
5209 Queensferry Lane
Birmingham, AL 35242

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of **TWO MILLION SIX HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$2,650,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Jason R. Thomas, an unmarried man**, whose address is 1238 Greystone Crest, Hoover, AL 35242 (hereinafter "Grantor", whether one or more), by **Randy Marr and Valerie L. Marr**, whose address is 5209 Queensferry Lane, Birmingham, AL 35242 (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **Randy Marr and Valerie L. Marr, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, **the address of which is 5209 Queensferry Lane, Birmingham, AL 35242 to-wit:**

Lot 6, according to the Amended Map of Greystone, First Sector, Phase VII, as recorded in Map Book 17, page 53 in the Probate Office of Shelby County, Alabama.

Randy Marr is one and the same person as Randal W. Marr.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 26th day of September, 2024.


Jason R. Thomas

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that **Jason R. Thomas** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of September, 2024.


Notary Public
Print Name:
My Commission Expires:

PATRICK SKYLER MURPHY
Notary Public, Alabama State at Large
My Commission Expires 03/25/26



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2024 09:49:34 AM
\$2675.00 PAYGE
20240930000303830

Allie S. Boyd